

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## MINUTES – MONDAY February 28, 2011

Chairman Fortunato called the meeting to order at 5:35 PM in Lower floor Conference Room, Stillman Building.

Present:

Committee Member Name	Present	Absent	Excused
Christine Fortunato, Chairman	x		
(Vacant Position) , Vice Chairman			x
Steven Barry			x
J. Edward Brymer Jr.	x		
Daniel Camilleri	x		
Frank Dellaripa	x		
Diane Fitzpatrick	x		
<b>Liaison Present</b>			
David Drake, Council Liaison			x
Mike Turner, Staff Liaison	x		
<b>Staff Present</b>			
Jeff Bridges, Town Manager	x		
Tim McDowell, Supt. Of Schools	x		
Mike Emmett, Asst Supt. School	x		
Tom Moore, WHS Principal	x		
Tim Hous, Business Manager	x		
Margret McKane, Principal Hanmer	x		
Fred Bushey, Dir of Maintenance	x		
<b>Guest Present</b>			
Penny Stanziale, BOE	x		
Maria Kokinis Tougas, BOE	x		
Tom Arcari, Quisenberry Arcari Arch.	x		
Rusty Malik, Quisenberry Arcari	x		
Steve Dewey, Quisenberry Arcari	x		

### 1. Public Comments:

1. None

### 2. Approval of Minutes Jan 10, 2011 meeting:

Motion by Dan Camilleri, seconded by Frank Dellarippa to approve the minutes as presented.  
All present voted in favor.

### 3. Election of Vice Chairman and Clerk

- A. Motion by Dan Camilleri, second by Frank Dellarippa to nominate Diane Fitzpatrick as Clerk.  
All voted in favor.
- B. Motion by Dan Camilleri, second by Frank Dellarippa to nominate Ed Brymer as Vice Chairman. All voted in favor.
- C. The Chairperson requested the Town manager follow up with the Town Council to name a replacement for Dave Drake to this committee.

### 4. Items for Discussion:

#### A. High School Renovation Project

Tom Arcari, principal architect from Quisenberry Arcari introduced his team of Steve Dewey and Rusty Malik, a new member to the firm from Kaestle Boos with 25 years experience in education buildings. Tom distributed a one page handout dated 2-28-2011 which discussed six points

necessary in his mind to complete the assigned task of updating the Renovate as New (Scheme 4a) cost estimate. The six steps are: 1. Confirm program Requirements, including meeting with the Superintendent and department heads, 2. Educational Specifications, 3. Space Standards waiver, which includes meeting with SFU to seek waiver for square footage inefficiencies, 4. Finalize concepts, and tweaking the design, e.g. ceiling heights in band room, 5. Finalize budgets and construction phasing (this will be with help of O&G Industries as consultant, and 6. Establish schedule and EDO 49 target date.

Dr. McDowell noted he has been working on the education specs since last spring for both projects and are near ready to submit to Jon Cascio's subcommittee of BOE. Tom Arcari suggested it would be about a 24 month construction period. The Superintendent cited concern about dealing with the 1200 students and what exactly would be accomplished to the 58 year old facility under the renovate as new scenario, given numerous recent gas leaks and aging infrastructure. Mr. Arcari and Malik suggested the use of the gym as swing space, and that under renovate as new, virtually the entire building infrastructure is renovated/replaced.

The Chairperson requested the Superintendent meet with Mr. Arcari to discuss the Ed specs. Rusty Malik requested updated enrollment figures if possible to maximize reimbursement percentage and determine square footage waiver the town can request. Superintendent noted last projection was 2 years old and not too accurate in his mind, but he would have them updated. Tom Arcari suggested it will take his firm 3-4 weeks to work on the update before the enrollment figures are required. The Chairperson noted the need for waivers and solid reimbursement rates prior to referendum.

Diane Fitzpatrick asked if the Build New option was still on the table for discussions. The architects advised that a full blown concept plan would not be developed, however the SFU requires comparison of costs for Renovate as New, to New Construction as part of state reimbursement consideration. The Chairperson pointed out that Governor Malloy's restructuring of department s and changes/reductions in reimbursement policy are all in flux. She asked that Jeff Bridges confirm with the Town Council the direction of Renovate as New. Jeff asked for a critical path/time schedule from the architect. They will develop a draft using Nov 2011 as referendum date. (Dan Camilleri left at 6:35 pm). The committee also asked Jeff to have Dolores Sassano update the steps needed to referendum and timeline needed.

## **B. Hanmer Fire Alarm.**

Mr. Bushey noted a glitch in the development of the technical specifications and the recent bad weather has prohibited the completion of these specs to date.

**Old Business:** none (Frank Dellarippa left at 6:55 pm)

## **New Business:**

Superintendent McDowell noted he feels better with Rusty Malik joining the Quisenberry Arcari team, as he was concerned of their design and construction experience with high school renovations. Members of the committee spoke highly of their past experience and their confidence with the architect selection process.

## **Adjournment:**

Motion made by Diane Fitzpatrick, seconded by Ed Brymer to adjourn. All members voted in favor.  
Meeting adjourned at 7:03 PM.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

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Diane Fitzpatrick, Clerk

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